

Saxton Mee

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Samuel Fox Avenue Deepcar Sheffield S36 2AF
Guide Price £390,000



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GUIDE PRICE £390,000-£400,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this beautifully presented four bedroom, two bathroom executive family home which is situated on this highly sought after development. The property enjoys a landscaped rear garden and benefits from a driveway providing off-road parking for three cars, a garage, uPVC double glazing and gas central heating. In brief, the well presented living accommodation comprises front composite door which opens into the entrance hall with access into the lounge, kitchen/diner and a study. The well proportioned lounge has bi-fold doors which open onto the rear garden and make this a bright and airy space. The open plan kitchen has a modern and contemporary range of wall, base and drawer units with complementary work surfaces which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, dishwasher, fridge and freezer. The dining area/second sitting room has a front facing window with bespoke shutters. Off the kitchen is a utility room with base units with a work surface which incorporates a sink and drainer. There is housing and plumbing for a washing machine and houses the gas boiler. Rear entrance door and a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the four bedrooms and the family bathroom. The master bedroom has ample space for furniture and comes with the added benefit of an en suite shower room with WC and wash basin. All three further bedrooms are a good size. The bathroom comes with a four piece suite including bath, shower cubicle, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- FOUR GOOD SIZE BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM
- UTILITY & DOWNSTAIRS WC
- EPC RATING B + APPROXIMATELY FOUR YEARS REMAINING ON THE NHBC
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR THREE CARS
- DETACHED GARAGE





OUTSIDE

To the front is a lawn with a driveway to the side providing off-road parking for three cars which leads to the detached garage with up and over door. A gate opens to the fully enclosed rear garden which includes a good size lawn, patio and garden shed.

LOCATION

The estate comes with its own playground. Ideally located with excellent public transport links with connections to Sheffield City Centre and Barnsley Interchange. Motorway links. Good local schools. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

Funding of £24.1m has been unlocked to support a host of projects in Stocksbridge. The approval means that the Towns Fund projects – including the proposed £14.6m transformation of Stocksbridge town centre – can now move to the next stage in terms of planning and phasing the projects. The plans for the town include a transformation of Manchester Road with a new Library and Community Hub building at its heart. The development will house managed workspace as well as new community facilities. Investment in new paving and public realm in the town centre is also planned, as well as proposals for a shop front grant scheme to transform and regenerate the town's retail area. Other projects include improvements to sports, education and outdoor infrastructure.

MATERIAL INFORMATION

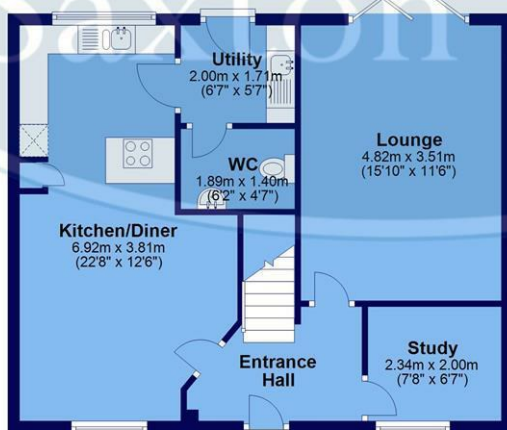
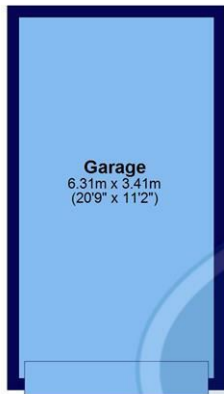
The property is Freehold and currently Council Tax Band D.

VALUER

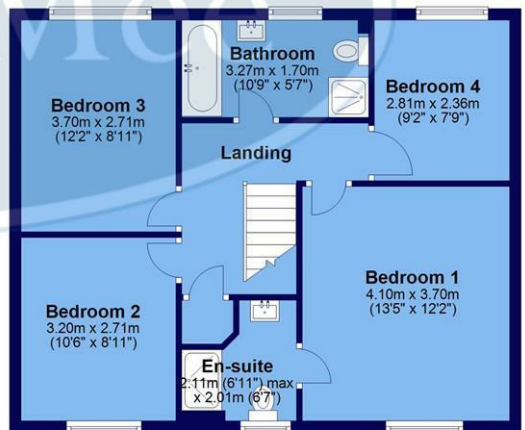
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor
Main area: approx. 58.1 sq. metres (625.2 sq. feet)
Plus garages, approx. 21.5 sq. metres (231.7 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.2 sq. feet)



Main area: Approx. 117.8 sq. metres (1268.4 sq. feet)
Plus garages, approx. 21.5 sq. metres (231.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
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462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		94
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	